

**DRAFT**  
CITY OF NEWBURGH  
INDUSTRIAL DEVELOPMENT AGENCY (IDA)  
MINUTES OF BOARD MEETING  
March 16, 2020

Present

Board Members: Austin DuBois, Chairman  
Christine Amato, Adam Pollick, Marlon Ramos,  
and Nancy Thomas  
Absent: Sarah Beckman Hooff, Michael Kelly  
Staff: Cherisse Vickers, Executive Director  
Counsel: Robert McLaughlin, McLaughlin Law

1. **Roll Call**: Chairman Austin DuBois called the meeting to order. As the meeting is being conducted via telephone conference, the chairman performed a roll call, asking the board members to answer “here” if they are on the telephone or in person at the city’s council chambers.

2. **Proof of Notice of Meeting**: Accepted.

3. **Reading and Approval of minutes of the previous meeting**

Minutes from the previous board meeting of December 16, 2019 were distributed to the board via e-mail. The Chairman called for a motion to accept the minutes as presented.

Motion to approve the minutes of December 16, 2019 as presented:

Mr. Ramos: Motion to approve the minutes  
Ms. Thomas: Motion seconded.  
Discussion: None.  
**VOTE: Unanimously adopted.**

4. **Report of the Treasurer; Approval of Payment of Bills**

Treasurer Marlon Ramos presented the Treasurer’s Report to the board. He read the report to the board. On a motion made by Nancy Thomas and seconded by Christina Amato, the Treasurer’s Report was approved and unanimously passed.

On a motion made by Christina Amato and seconded by Marlon Ramos, the board approved payment of bills (check numbers 857-866).

Chairman of the Audit Committee, Marlon Ramos, gave a brief overview of the Audit Committee Meeting held last week. The committee members reviewed the 2019 certified independent audit report and the 2019 Investment Report. The committee unanimously recommends to the board passage of the two items reviewed.

A motion to adopt Resolution No. 2020-03-16-01 was made by Adam Pollick, seconded by Christina Amato, and unanimously passed. A roll call of the resolution resulted in passage of the resolution.

5. **Chairman's Report**

Tour - The Chairman gave a brief overview of a tour that was taken by himself, Nancy Thomas, Cher Vickers, the Executive Director, and Mike Smith from Volum8. The tour centered on the Troy Innovation Garage in Troy NY and the Tech Center for Gravity.

Troy has a Business Improvement District (BID) which operates very well and an active chamber of commerce.

Newburgh Economic Development Council – the group wants to do an RFP for Montgomery Street again, the first round wasn't successful; DRI – downtown revitalization initiative—is ; also working on how the council fits into the economic development currently going on in the city and how to best make an impact and assist with growth

6. **Executive Session**

On a motion made by Nancy Thomas and seconded by Adam Pollick, the Board voted to go into executive session to discuss disposition of real property.

On a motion made by Adam Pollick and seconded by Marlon Ramos, the Board voted to leave executive session.

The Chairman reported that the board approved unanimously one item while in Executive Session and that being to direct Counsel to prepare a Notice to be sent to the parties involved with the Foundry in regards to the reverter.

7. **Executive Director's Report**

The Executive Director informed the board of several work items since last they met in December. She attended an EDC workshop in January, held in Albany. Surprised that many of the audience members were IDA representatives.

The director also reported that: there has been increased interest in the Foundry; and is working on getting PARIS entered and certified. Does not expect any delays or problems this year.

8. **New Business**

The Chairman reported that he has been approached by Doug Hovey, President & CEO of Independent Living, Inc. He and his partner, Jonah Mandelbaum (senior housing developer) want to acquire the lots that IDA owns on West Street in order to redesign the property to building 250+ workforce housing units. He is requesting a purchase price of \$1.00 as he will cover any and all environmental issues that may be on/with the property.

There are several resolutions for the board to consider pertaining to legal issues that may arise or require legal follow-up.

A motion to adopt Resolution No. 2020-03-16-03, Representation Letter from Jacobowitz and Gubits, LLP regarding representing the IDA on general business matters specifically related to the GEMMA project, was made by Adam Pollick, seconded by Nancy Thomas, and unanimously passed.

A motion to adopt Resolution No. 2020-03-16-04, Representation Letters from McLaughlin Law, P.C., regarding representing the IDA in legal matters pertaining to the sale of the IDA property known as 5 Scobie Drive, and Review of the Foundry Project, was made by Marlon Ramos, seconded by Christina Amato, and unanimously passed.

The Executive Director has been keeping the board informed of a new amendment to the agreement with NYS DEC concerning the Brownfield Cleanup Program (BCP). The new agreement is needed as Generation II tax credits have expired and in order to remain in the program, the Executive Director needs to sign the agreement to keep the 5 Scobie Drive parcel (Site No. C336085) in the program and eligible for tax credits. This new Generation III credits expire in 2026.

On a motion made by Christina Amato and seconded by Adam Pollick, the board unanimously passed Resolution No. 2020-03-16-02, Authorizing the Executive Director to Sign the Brownfield Cleanup Program Amendment to Generation 3 of the BCP, Site No. C336085.

## 9 **Adjournment**

As there is no further business to come before the board, a motion to adjourn was made by Nancy Thomas, seconded by Marlon Ramos, and unanimously passed.